
AGENCY: Office of State Budget

SUBJECT: Permanent Improvement Projects

Budget and Control Board approval is requested for the following permanent improvement project establishment requests and budget revisions which have been reviewed favorably by the Joint Bond Review Committee:

Establish Project for A&E Design Funding

(a) Summary 8-2008: JBRC Item 1. Clemson University

Project: 9873, Golf Practice Facility Construction

Request: Increase budget to \$943,500 (add \$250,000 Other, Private Donation funds) to begin design work for phase III of construction of a golf practice facility for the golf team at Clemson. The project was established in January 2007 for construction of two phases, including drainage, irrigation, a driving range, practice greens and a short game practice area. Phase III will include construction of an approximately 6,600 square foot clubhouse facility with locker rooms, meeting rooms, offices, a repair shop and a service kitchen. The Clemson golf team currently has a locker room at the Madren Center Golf Course and a small amount of space in the Robinson practice facility. Additional space will allow for team meetings, planning and more cohesive team management.

(b) Summary 8-2008: JBRC Item 2. Coastal Carolina University

Project: 9554, Atheneum Hall Renovation

Request: Establish project and budget for \$30,000 (Other, Renovation Reserve funds) to begin design work to renovate Atheneum Hall at Coastal Carolina. The renovation will provide office space for alumni staff, dining and meeting facilities for alumni events, and two suites for visiting faculty, guest speakers and dignitaries. It will also include renovations to the roof, mechanical, electrical and plumbing systems. The facility has not had a major renovation since its construction in 1966. Alumni staff share cramped office space with the Advancement Department and alumni functions are held in a remote location without direct access to the University. The renovation will incorporate Alumni Affairs into the heart of the campus and address deferred maintenance needs of the building.

(c) Summary 8-2008: JBRC Item 3. Coastal Carolina University

Project: 9555, Kingston Hall Annex Construction

Request: Establish project and budget for \$40,000 (Other, Renovation Reserve funds) to

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begin design work to construct an approximately 9,000 square foot addition to Kingston Hall at Coastal Carolina. The 12,700 square foot Kingston Hall currently houses admissions and financial aid, while the registrar and bursar offices are housed in other locations on campus. Students must currently travel back and forth across campus to these offices to accomplish the enrollment process and problem resolution is often a multi-step process. The addition of the annex will allow the university to create a one-stop shop and centralize representatives of these offices into a single service delivery point for students. The work will also include painting, recarpeting and some HVAC work on the existing building.

(d) Summary 8-2008: JBRC Item 4. Coastal Carolina University

Project: 9556, Science Building Lab/Office Annex Construction

Request: Establish project and budget for \$170,000 (Other, Renovation Reserve funds) to begin design work to construct an approximately 40,000 square foot annex to the science building at Coastal Carolina. The annex will include science labs, faculty offices and supply spaces. The science building was constructed in 1980 when the student population was much smaller. Existing labs are housed in converted classroom spaces with insufficient air handling and inadequate water and gas supplies. Workstation setups are not conducive to high quality science instruction and science faculty are housed in three separate buildings, making interdisciplinary research and student-faculty interactions difficult.

(e) Summary 8-2008: JBRC Item 5. Coastal Carolina University

Project: 9557, Williams Brice Building/Kimbel Arena Addition/Renovation

Request: Establish project and budget for \$310,000 (Other, Renovation Reserve funds) to begin design work to create a student recreation complex and an improved basketball practice facility at Coastal Carolina. The work will include adding to, renovating and addressing deferred maintenance at the Williams Brice Building and Kimbel Arena to create the complex. The proposed addition will be approximately 55,000 to 60,000 square feet. Currently, the recreational and arena facilities are shared by several sports which does not allow scheduling flexibility for use by athletes and students participating in intramural sports and wellness and fitness offerings. Intramural sports are competing with academics for space as more evening classes are scheduled. Williams Brice, the recreation center, was constructed in 1971 when the student population was less than 800 students, compared with 7,800 students now.

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- (f) Summary 8-2008: JBRC Item 6. Coastal Carolina University
Project: 9558, Kimbel Library/Information Commons Expansion/Renovation
Request: Establish project and budget for \$75,000 (Other, Renovation Reserve funds) to begin design work to expand and renovate the Kimbel Library at Coastal Carolina. The 15,000 square foot addition will create an information commons area which will be a technology-rich, student-centered study, reference, and tutorial center available 24 hours a day, seven days a week. The renovation will include improving the front entrance, updating the circulation area and making interior improvements to provide a more welcoming appearance. The library was constructed in 1976 when the student population was much smaller and was designed for library collections. The expansion and renovation will address expanded student needs and the recommendations of the Southern Association of Colleges and Schools that the library's infrastructure, capacity, shelving and building layout be improved.
- (g) Summary 8-2008: JBRC Item 7. South Carolina State University
Project: 9644, Wilkinson Hall Repair/Renovation
Request: Establish project and budget for \$250,000 (Other, Renovation Reserve funds) to begin design work to repair and renovate Wilkinson Hall at SC State. The 23,625 square foot facility was constructed in 1938 and is listed on the National Register of Historic Places. It was closed in May 2007 due to effluent issues and indoor air quality problems, resulting in the displacement of the Admissions and Records, Financial Aid and Accounts Receivable programs. These programs relocated to temporary sites on campus, but the space is not adequate. The facility also has approximately \$1 million of accumulated deferred maintenance. The work is expected to include interior renovations, HVAC, plumbing, and electrical improvements, and ADA compliance.
- (h) Summary 8-2008: JBRC Item 8. USC - Columbia
Project: 6050, Preston College Fire Protection/Renovation
Request: Establish project and budget for \$280,000 (Other, Housing Maintenance Reserve funds) to begin design work to renovate the Preston College housing facility at USC. The work will include installing a fire protection system, upgrading the fire alarm, emergency lighting and voice/data systems, improving interior finishes, and replacing domestic hot and cold water lines. The facility was built in 1939 and is one of the University's historical buildings. The work is needed to modernize the building and to meet current life safety code requirements.

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- (i) Summary 8-2008: JBRC Item 9. USC - Columbia
Project: 6051, DeSaussure Fire Protection/Renovation
Request: Establish project and budget for \$350,000 (Other, Housing Maintenance Reserve funds) to begin design work to renovate the DeSaussure College housing facility at USC. The work will include installing a fire protection system, upgrading the fire alarm, emergency lighting, window, HVAC, electrical and plumbing systems, improving interior finishes, and renovating the kitchens. The facility was built in 1809 and is the second oldest building on campus. The work is needed to modernize the building and to meet current life safety code requirements.
- (j) Summary 8-2008: JBRC Item 10. USC - Columbia
Project: 6052, Health Sciences Renovation
Request: Establish project and budget for \$1,800,000 (Institution Bond funds) to begin design work to renovate the Health Sciences Building at USC. The building was constructed in 1961 and is currently configured as office space and wet labs. The renovation will include reconfiguring the space to academic offices and classrooms, upgrading the building's mechanical, electrical, and plumbing systems, and repairing the building's exterior envelope. The work is needed to modify the interior layout to meet new program requirements, replace worn interior and exterior finishes, and provide academic space for a core University program.
- (k) Summary 8-2008: JBRC Item 11. USC - Columbia
Project: 6053, Athletic Venues Construction
Request: Establish project and budget for \$750,000 (Athletic Revenue Bond funds) to begin design work to construct outdoor athletic venues at USC. The work will include demolishing the existing baseball field, Spring Sports Center and three Roost buildings and developing 12 tennis courts and a lacrosse field with associated seating, lighting and scoreboards. The new baseball stadium will be completed prior to the start of this project. The functions in the demolished buildings will relocate and ultimately move into new facilities in the Athletic Village. The new athletic venues are part of the University's Athletic Master Plan. The women's lacrosse field will meet a Title IX requirement for women's athletics, which requires a fair share of athletic programs for men and women, and the tennis courts will provide a central location for practice and competition courts for the men's and women's tennis teams.

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- (l) Summary 8-2008: JBRC Item 12. USC - Columbia
Project: 6054, Athletic Coaches Support Building Construction
Request: Establish project and budget for \$2,000,000 (Athletic Revenue Bond funds) to begin design work to construct an approximately 53,000 square foot athletic coaches support facility at USC. The new facility is a component of the University's Athletic Master Plan and redevelopment of the Roost area. It will accommodate offices for coaches, athletic administration, and other athletic support facilities and will replace the Roundhouse which is experiencing structural issues. The facility will also consolidate all coaches offices scattered around campus into the heart of the Athletic Village.
- (m) Summary 8-2008: JBRC Item 13. USC - Columbia
Project: 6055, Athletic Village Garage and Maintenance Facility Construction
Request: Establish project and budget for \$650,000 (Athletic Revenue Bond funds) to begin design work to construct a parking garage in the Roost area at USC to support new construction as part of the University's Athletic Master Plan and Roost site redevelopment. The proposed facility will accommodate approximately 335 vehicles and include a grounds maintenance area for equipment and functions required to maintain the athletic fields on the site. The new facility will provide the parking requirements for the proposed construction of the 185,000 square foot Athletic Village in the Roost area.
- (n) Summary 8-2008: JBRC Item 14. USC - Columbia
Project: 6056, Athletic Village Infrastructure Development
Request: Establish project and budget for \$1,200,000 (Athletic Revenue Bond funds) to begin design work to construct the infrastructure needed to support the facilities included in USC's Athletic Master Plan for the Roost site redevelopment. The work will include grading, landscaping, constructing retaining walls, sidewalks, walkways, and utilities, and connecting to and upgrading the central energy plant. The Roost site redevelopment centers on the creation of an Athletic Village with multiple buildings and athletic venues. This work is needed to ensure that the utilities are available to implement all construction requirements in the Athletic Master Plan and that USC's design guidelines are maintained for each project.

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- (o) Summary 8-2008: JBRC Item 15. USC - Columbia
Project: 6057, Patterson Hall Renovation
Request: Establish project and budget for \$3,200,000 (Other, Housing Maintenance Reserve funds) to begin design work to renovate the Patterson Hall women's dormitory at USC. The nine-story facility was constructed in the mid 1960's and will be renovated to convert student rooms to a suite style arrangement and create office space for housing administration. The renovation will also include interior electrical upgrades, elevator and lobby restoration, interior painting, new furniture and carpet, structural modifications to address seismic code issues, and installation of a fire protection system. The renovation is needed to modernize the building and meet current life safety code requirements.
- (p) Summary 8-2008: JBRC Item 16. Budget and Control Board
Project: 9867, Calhoun Building Interior Renovation
Request: Establish project and budget for \$160,000 (\$82,000 - Other, Judicial Department and \$78,000 - Other, Depreciation Reserve funds) to begin design work and obtain a cost estimate to renovate approximately 77,000 square feet of courtroom, office and support space in the Calhoun Building for the Judicial Department. The proposed work will include architectural, structural, mechanical, electrical and fire protection renovations. The renovation is needed to address space efficiency concerns of the Judicial Department, water damage to chambers and deferred maintenance on the facility.
- (q) Summary 8-2008: JBRC Item 17. Department of Disabilities and Special Needs
Project: 9818, Whitten Center Fire Alarm Systems Backbone Replacement
Request: Establish project and budget for \$20,000 (Excess Debt Service funds) to begin design work to replace the campuswide fire alarm system at the Department of Disabilities and Special Needs' Whitten Center in Clinton. The system has served its useful life and repairs have become costly and labor intensive due to the mismatched equipment, outdated software and the unavailability of parts. The new system will be a single vendor, fully addressable system needed to eliminate safety issues and costly, frequent service work for the center's 27 buildings.

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- (r) Summary 8-2008: JBRC Item 18. Department of Corrections
Project: 9691, Allendale Multi-Purpose Building Construction
Request: Establish project and budget for \$150,000 (Capital Reserve Funds) to begin design work to construct an approximately 6,000 square foot multi-purpose building at the Allendale Correctional Institution. The design will be a site adaptation of Corrections' prototypical multi-purpose facility, which is a pre-fabricated, metal building. The facility will include a workroom, an open area for assemblies and multi-faith activities, administrative space and restrooms. Allendale does not have dedicated space in its facilities for these activities.

Establish Construction Budget

- (s) Summary 8-2008: JBRC Item 19. Clemson University
Project: 9885, Doug Kingsmore Stadium Addition
Request: Increase budget to \$3,000,000 (add \$2,730,000 - \$2,000,000 Other, IPTAY/Athletic Private and \$730,000 Other, Private Gift funds) to construct an approximately 1,000 seat addition and support facilities at Clemson's Doug Kingsmore Stadium. The project was established in May 2008 to begin design work. To meet the schedule requested by the donor, construction must begin in Spring 2009 and be completed by February 2010. The work will also include the construction of concession space, restrooms and site work to provide adequate pedestrian and services access in the left outfield area of the stadium. The additional seats are needed because of the growing popularity of Clemson baseball and are being funded by a private donor and other private Athletic Department sources. The agency reports the total projected cost of this project is \$3 million and additional annual operating costs ranging from \$11,200 to \$12,348 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is January 2009 and for completion of construction is February 2010. (See Attachment 1 for additional annual operating costs.)
- (t) Summary 8-2008: JBRC Item 20. College of Charleston
Project: 9636, AT&T Bell Building Electrical Improvements
Request: Increase budget to \$831,500 (add \$800,000 Other, College Fee funds) to make electrical, mechanical and emergency power improvements in the AT&T Bell Building at the College of Charleston. The project was established in March 2008 for pre-design work, which is now complete, and the College wishes to proceed with construction. The improvements are needed to support new

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hardware to be acquired as part of the implementation of the BATTERY project, a new computer system, and to provide emergency power to the College's Emergency Operation Center. The existing computer system was implemented in 1989 and is obsolete. The availability of uninterrupted electrical power is crucial for the operation and recovery of the College's critical systems. The agency reports the total projected cost of this project is \$831,500 and no additional annual operating costs will result from the project. The agency also reports that the projected date for execution of the construction contract is September 2008 and for completion of construction is February 2009.

(u) Summary 8-2008: JBRC Item 21. Coastal Carolina University

Project: 9538, Athletic Training Facility Construction

Request: Increase budget to \$12,000,000 (add \$5,845,000 - \$2,245,000 Institution Bond, \$2,850,000 Other, Coastal Educational Foundation and \$750,000 Other, Chanticleer Club funds) to construct an approximately 52,000 square foot athletic training facility and additional seating for football at Coastal Carolina. The project was established in September 2003 and revised in December 2005 to be completed in two phases. The design phase is complete and Coastal Carolina wishes to proceed with construction. The construction will include the addition of 1,690 seats to Brooks Stadium, with the area behind the seating to be constructed as an athletic training facility. It will include a weight room, a cardio room, study rooms, locker rooms, office space for trainers, coaches and administrative staff, equipment, laundry and storage areas, and team meeting rooms. The construction is needed to support the football program and to free up space in the current Athletic Administration Building to be used for needed faculty offices for the Department of Humanities and Fine Arts. The agency reports the total projected cost of this project is \$12 million and additional annual operating costs ranging from \$171,000 to \$180,000 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is December 2008 and for completion of construction is July 2010. (See Attachment 2 for additional annual operating costs.)

(v) Summary 8-2008: JBRC Item 22. Medical University of South Carolina

Project: 9795, Psychiatric Institute Second Floor Renovation

Request: Increase budget to \$800,000 (add \$700,000 Other, College of Medicine Practice Plan funds) to accept the low bid to renovate approximately 9,000

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square feet of space on the second floor of the Psychiatric Institute at MUSC. The renovation will provide space for the National Crime Victims Center, which is part of the Department of Psychiatry. The project was established in December 2007 for design work which is now complete. The work will include reconfiguring the space to support patient and academic program needs of the center and making minor revisions to the HVAC system. The National Crime Victims Center is located in the Bank Building, which is scheduled for demolition. The agency reports the total projected cost of this project is \$800,000 and no additional annual operating costs will result from the project. The agency also reports the projected date for execution of the construction contract is August 2008 and for completion of construction is February 2009.

- (w) Summary 8-2008: JBRC Item 23. Medical University of South Carolina
Project: 9798, Hospital Adult Emergency Room Expansion/Renovation
Request: Establish project and budget for \$12,440,000 (Other, Hospital Revenue funds) to renovate approximately 33,850 square feet of space in the Main Hospital and Clinical Sciences Building at MUSC to create an Adult Emergency Room. The Medical University Hospital Authority needs to expand the adult emergency room at the Main Hospital to meet the emergency service demand in Charleston. Design work, already completed by the Hospital Authority, determined that the most cost effective solution to the need to expand the hospital's adult emergency services space was to utilize a portion of MUSC's Clinical Sciences Building. Approximately 17,000 square feet on the first floor of the Clinical Sciences Building and additional space in the Main Hospital will be renovated to create an adult lobby and reception area, new nurse stations, exam rooms, a new ambulance canopy and support spaces. The agency reports the total projected cost of this project is \$12,440,000 and no additional annual operating costs will result from the project. The agency also reports that the projected date for execution of the construction contract is September 2008 and for completion of construction is September 2010.
- (x) Summary 8-2008: JBRC Item 24. State Board for Technical and Comprehensive Education
Project: 9978, Spartanburg - Gaines Building Renovation
Request: Increase budget to \$1,070,343 (add \$930,343 Other, Local College funds) to renovate approximately 10,700 square feet in the Gaines Building at

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Spartanburg Community College to house the Corporate and Community Education Department. The project was established in November 2006 to begin design work to renovate the building, which previously housed the main campus library. Design is nearing completion and the College is ready to proceed with the renovation based on the current design cost estimate. The renovation will include converting existing space to classrooms, a training room, administrative space and a sales department. It will also include renovations to the HVAC, electrical, and plumbing systems, interior walls and finishes, a new entrance and roof repairs to address moisture problems. The renovation is needed to consolidate Corporate and Community Education in one location and provide sufficient space for the programs. The agency reports the total projected cost of this project is \$1,070,343 and additional annual operating costs ranging from \$27,213 to \$30,002 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is November 2008 and for completion of construction is June 2009. (See Attachment 3 for additional annual operating costs.)

Increase Budget

- (y) Summary 8-2008: JBRC Item 25. Medical University of South Carolina
Project: 9786, College of Health Professions Building C HVAC Replacement
Request: Increase budget to \$600,000 (add \$100,000 Other, Miscellaneous Revenue funds) to accept the low bid to replace the HVAC system in the College of Health Profession's Building C at MUSC. The project was established in March 2007, has been bid twice and the scope has been cut to the minimum to replace the system within the budget. On the most recent bid, the three bids received were all within 3% and delaying the project will likely result in higher construction costs. The system is 32 years old and is beyond its expected useful life of 20 years. The new system will be more reliable and save energy by providing more efficient temperature and humidity control. The agency reports the total projected cost of this project is \$600,000 and no additional annual operating costs will result from the project. The agency also reports the projected date for execution of the construction contract is July 2008 and for completion of construction is March 2009.

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- (z) Summary 8-2008: JBRC Item 26. Department of Mental Health
Project: 9704, Charleston Mental Health Center Children's Clinic Addition
Request: Increase budget to \$1,705,753 (add \$200,000 Other, Medicaid funds) to provide funds for a contingency for construction of a 7,000 square foot children's clinic addition at the Charleston Mental Health Center. The project was established in December 2006 with \$1.5 million appropriated by the General Assembly for construction of an administration addition. A scope revision was approved in June 2007 to construct a children's clinic addition instead of administrative space. The design for the clinic included the infrastructure for a second floor to be built at a later date to provide the needed administrative space. Because of the infrastructure additions and the increased costs for metal and gas products, when the construction contract was awarded, almost no contingency funds remained for unforeseen events that may arise during construction. This increase will provide the funds for a contingency. The agency reports the total projected cost of this project is \$1,705,753 and annual operating cost savings of \$128,706 will result in the three years following project completion. The agency also reports the projected date for execution of the construction contract is June 2008 and for completion of construction is August 2009. (See Attachment 4 for annual operating cost savings.)

BOARD ACTION REQUESTED:

Approve permanent improvement project establishment requests and budget revisions. All items have been reviewed favorably by the Joint Bond Review Committee.

ATTACHMENTS:

Attachments